

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 21, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VARIANCE

VAR-18669 - PUBLIC HEARING - APPLICANT/OWNER: TODD MORIN - Request for a Variance TO ALLOW AN EXISTING NON-HABITABLE ACCESSORY STRUCTURE TO EXCEED THE HEIGHT OF THE PRINCIPLE DWELLING BY 1.5 FEET at 5901 Huff Mountain Avenue (APN 125-12-311-017), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Support letter by Stacy C. Edgington
6. Backup referenced from the 01-25-07 Planning Commission Meeting Item 56

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 1; Excused: 1

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, OSCAR B. GOODMAN, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-STEVE WOLFSON); (Excused-GARY REESE)

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

TODD MORIN, 5901 Huff Mountain Avenue, indicated that after receiving approval and building permits from the City, he was advised thereafter that his request would be denied due to the square footage exceeding the allowed 50 percent of his existing home square footage.

CITY COUNCIL MEETING OF: February 21, 2007

Thereafter, he redesigned his plans with decreased square footage. He has followed all procedures, and noted that no discussions have taken place regarding the overall height structure. There are both single and two-story homes within his development, including casitas and a recently completed 22-foot high detached RV garage with larger square footage than his request. MR. MORIN then showed photos of his neighbor's detached garage at 5889 Huff Mountain Avenue and his proposed project.

COUNCILMAN ROSS sympathized with MR. MORIN'S situation and thanked him for waiting for his item to be heard.

MAYOR GOODMAN declared the Public Hearing closed.

